

076.0

0005

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

833,400 /

833,400

USE VALUE:

833,400 /

833,400

ASSESSED:

833,400 /

833,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		COLUMBIA RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BIANCO JOSEPH JR & SANDRA	
Owner 2:		
Owner 3:		

Street 1: 55 COLUMBIA ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: NICOLORA VINCENT -

Owner 2: -

Street 1: 55 COLUMBIA ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 10,484 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1973, having primarily Vinyl Exterior and 2681 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

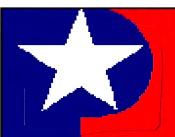
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10484		Sq. Ft.	Site		0	70.	0.70	12									514,164						514,200	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										48460
										GIS Ref
										GIS Ref
										Insp Date
										09/10/18



## USER DEFINED

Prior Id # 1:	48460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	21:09:30
LAST REV	
Date	Time
09/28/18	10:26:25
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
076.0-0005-0015.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,300	0	10,484.	514,200	833,500	833,500	Year End Roll	12/18/2019
2019	101	FV	261,700	0	10,484.	477,400	739,100	739,100	Year End Roll	1/3/2019
2018	101	FV	260,500	0	10,484.	477,400	737,900	737,900	Year End Roll	12/20/2017
2017	101	FV	260,500	0	10,484.	418,700	679,200	679,200	Year End Roll	1/3/2017
2016	101	FV	260,500	0	10,484.	382,000	642,500	642,500	Year End	1/4/2016
2015	101	FV	260,300	0	10,484.	337,900	598,200	598,200	Year End Roll	12/11/2014
2014	101	FV	260,300	0	10,484.	319,500	579,800	579,800	Year End Roll	12/16/2013
2013	101	FV	260,300	0	10,484.	304,100	564,400	564,400		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
NICOLORA VINCENT	67560-267		7/1/2016	Family	400,000	No	No				
GREATER BOSTON	22298-268		8/14/1992		225,000	No	No	Nancy Nicolora dod 6/26/2004			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2017	170	Redo Kit	22,200	O				
6/18/2002	464	Re-Roof	6,000	C				

Date	Result	By	Name
9/10/2018	MEAS&NOTICE	BS	Barbara S
6/2/2009	Measured	189	PATRIOT
3/28/2009	Meas/Inspect	345	PATRIOT
4/8/2000	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

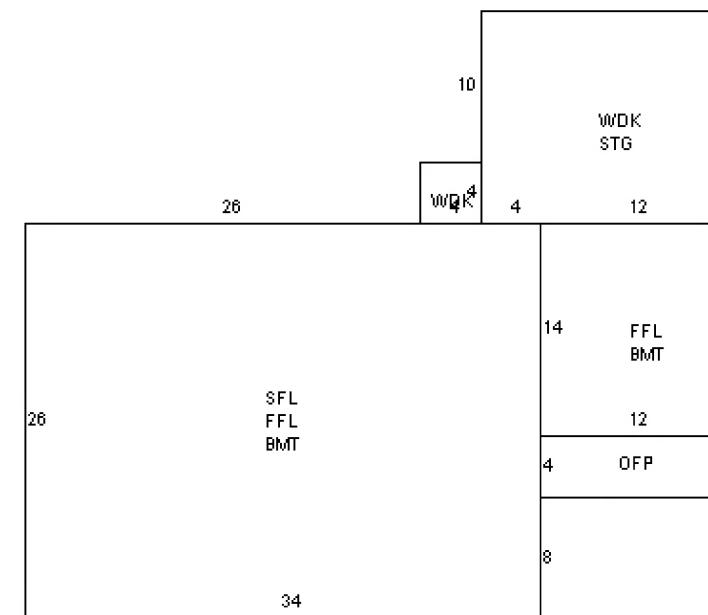
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Fair

**COMMENTS**

OF=SINK IN BMT	SCUTTLE.
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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1973
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

**DEPRECIATION**

Phys Cond:	AV - Average	28.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	28.1	%

**CALC SUMMARY**

Basic \$ / SQ:	125.00
Size Adj.:	1.20502687
Const Adj.:	0.98166740
Adj \$ / SQ:	147.867
Other Features:	88800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443936
Depreciation:	124746
Depreciated Total:	319190

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Fair

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6 BRs: 3 Baths: 1 HB: 1	

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	2	Rating: Average
WSFlue:	1	Rating: Average

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	6
3	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	M

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,052	65.990	69,417	BMT	100	RRM	75 A		
FFL	First Floor	1,052	147.870	155,556						
SFL	Second Floor	840	147.870	124,179	SFL	95				
WDK	Deck	240	9.980	2,395						
STG	Storage	224	6.770	1,516						
OPF	Open Porch	48	43.190	2,073						
Net Sketched Area:				3,456	Total:		355,136			
Size Ad	1891.7999	Gross Are	3500	FinArea	2681					

**IMAGE****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:									

**PARCEL ID**

076.0-0005-0015.0

**AssessPro** Patriot Properties, Inc